



PLANNING

Civic Centre Marlowes
Hemel Hempstead
Herts HP1 1HH

ANDREW KING ASSOCIATES
21 GILPINS RIDE
BERKHAMSTED
HERTS
HP4 2PD

Applicant:

CAPITAL BUILDERS LTD
CROFTFIELD HOUSE
QUEEN STREET
TRING
HERTS
HP23 6BQ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION - 4/01223/98/FUL

REAR OF 7, KITSBURY ROAD, BERKHAMSTED, HERTS
DEMOLITION OF PRINTING WORKS AND CONSTRUCTION OF BUNGALOW AND
GARAGE

Your application for full planning permission dated 13 July 1998 and received on 14 July 1998 has been **GRANTED**, subject to any conditions set out overleaf.

Director of Planning

Date of Decision: 08 September 1998

CONDITIONS APPLICABLE TO APPLICATION: 4/01223/98/FUL

Date of Decision: 08 September 1998

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990.

2. Notwithstanding the details shown on the approved Drawing No DGS100A, no development shall take place until samples of the bricks, slates, hip and ridge tiles to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the Conservation Area.

3. The garage hereby permitted shall be kept permanently available for the parking of private domestic vehicles.

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) (with or without modification) no development falling within the following Classes of the Order shall be carried out without the prior written approval of the local planning authority:

**Schedule 2 Part 1 Classes A, B, C, D, E, F, G and H
Part 2 Classes A, B and C.**

Reason: In order that the Local Planning Authority can control future development on the site and in the interests of residential and visual amenity.

5. No work shall be started on the development hereby permitted until details of the brick paviour hard surfacing shall have been submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved details

Reason: To ensure a satisfactory development.

6. No development shall take place within the development site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence.